

**Architectural Review Board
Meeting February 4, 2004
Minutes**

Present: John La Monica, Chairman, Dean Eckelberry, Ed Tolson
Mary Root, Richard Robison
Richard Calderon

1. The Board convened at 4:15 PM
2. Richard Robison made a motion, seconded by Mary Root, to approve the Minutes of January 14, 2004 as amended. The motion passed unanimously.
3. The Board then reviewed ethical guideline materials provided by the County Administrator and signed the ethics statement provided. Richard Calderon will deliver the signed statements to the County Administrator.
4. The Board then reviewed the revised form based guidelines making a number of adjustments to Avenue and Neighborhood houses in terms of height and yard requirements.
5. Richard Robison opened a discussion emphasizing that the Board needed to contact the B.O.S. immediately. He believed that such a contact is important because the incoming Supervisors don't understand what the Architectural Review Board is doing, thought that the ARB was only supposed to be involved in managing County Historic Districts, and since the County had none were prepared to fold the Board. In short, the B.O.S. had no idea how valuable the Highway Corridor concepts developed by the Board could be to Fauquier County.

Richard Calderon reminded the Board that they had:

1. Suggested and promoted the creation of the Historic Resources Commission, to identify and collect in one document everything the County was and needed to be doing to preserve local historical resources. ARB members had served on this Commission, and many of the Commission's findings were now being implemented by the County.
2. Stimulated the County to hire Maral Kalbian who identified 230 additional dwellings of historic interest, and the 21 villages and settlements of National Historic importance. The County is now in the second year of a public-private research project to research these places in depth and nominate them for Register Designation.

3. Refined the generic landscaping ordinance of the Fauquier County Zoning Ordinance, to close loopholes, and to adjust the generic law into a County specific law, using local plant materials and ecological groupings.

4. Was working hard to create a 'state of the art' form based design guidelines for a Highway Corridor Overlay District within the County. These products could be subsequently re-formulated as Historic District Guidelines if villages, such as Rectortown, requested placement in a County Historic District.

Mary Root agreed that the Board has been working hard in the last two years on a variety of historic preservation issues of value to the community. However these had not been projected beyond the immediate group. The ARB needed to share these products with Board Members. Richard Robison pointed out that the Supervisors are awash in reading materials, and urged that the Board edit and select materials presented to the Board very carefully.

Dean Eckelberry said he was in favor of individual meetings with respective Supervisors, but felt very firmly that individual Architectural Review Board members needed to be singing to those Supervisors out of the same songbook. Having the Highway Overlay and Form Based Posters in hand would help to achieve that co-ordination. Jack La Monica suggested that he send a letter this month to the Supervisors, to alert them about the area of discussion etc.

6. Richard Calderon said he would try to have a folder prepared for the Board members as soon as possible.
7. Richard Robison then briefed the Board about the new Home Depot Store on Shirley Avenue. The enterprise won a lawsuit in court that Home Depot was not a retail outlet but rather a building supply outlet. This meant that the company did not need to obtain a Special Exception from the County. However, Home Depot then encountered some difficulties which would have been handled at the S.E. Given the size of the store, Home Depot would have to build parking for 800 cars, and there was a question of water and wastewater. Home Depot opened negotiations with Fauquier and the Town of Warrenton – Richard Robison representing the County and David Norden the Town. They told Home Depot that the parking and utilities were negotiable as an exchange. Home Depot would need to develop more appropriate architecture and landscaping. The enterprise has compromised some, although Richard Robison wished that the Highway Corridor Ordinance had been in place to strengthen his hand.
8. The meeting adjourned at 5:45 PM